

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Registration Form



459

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name American Ice Company

other names B-1040; Baltimore American Ice Company

2. Location

street & number 2100 W. Franklin Street  not for publication

city or town Baltimore  vicinity

state Maryland code MD county Baltimore (City) code 510 zip code 21233

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this  nomination  request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property  meets  does not meet the National Register criteria. I recommend that this property be considered significant  nationally  statewide  locally. ( See continuation sheet for additional comments).

[Signature] 5-9-13  
Signature of certifying official/Title Date

State or Federal agency and bureau

In my opinion, the property  meets  does not meet the National Register criteria. ( See continuation sheet for additional comments).

Signature of certifying official/Title Date

State or Federal agency and bureau

4. National Park Service Certification

- I hereby certify that this property is:
  - entered in the National Register.
    - See continuation sheet.
  - determined eligible for the National Register.
    - See continuation sheet.
  - Determined not eligible for the National Register.
  - removed from the National Register.
  - other (explain): \_\_\_\_\_

Signature of the Keeper [Signature] Date of Action 7.3.13

American Ice Company (B-1040)  
Name of Property

Baltimore (city), MD  
County and State

**5. Classification**

**Ownership of Property**  
(Check as many boxes as apply)

**Category of Property**  
(Check only one box)

**Number of Resources within Property**  
(Do not include previously listed resources in the count)

- |   |   |
|---|---|
| <input checked="" type="checkbox"/> private | <input checked="" type="checkbox"/> building(s) |
| <input type="checkbox"/> public-local       | <input type="checkbox"/> district               |
| <input type="checkbox"/> public-State       | <input type="checkbox"/> site                   |
| <input type="checkbox"/> public-Federal     | <input type="checkbox"/> structure              |
|   | <input type="checkbox"/> object                 |

| Contributing | Noncontributing |            |
|--------------|-----------------|------------|
| 1            |                 | buildings  |
|              |                 | sites      |
|              |                 | structures |
|              |                 | objects    |
| 1            | 0               | Total      |

**Name of related multiple property listing**  
(Enter "N/A" if property is not part of a multiple property listing)

**number of contributing resources previously listed in the National Register**

N/A

0

**6. Function or Use**

**Historic Functions**  
(Enter categories from instructions)

**Current Functions**  
(Enter categories from instructions)

INDUSTRY/manufacturing facility

VACANT/NOT IN USE

**7. Description**

**Architectural Classification**  
(Enter categories from instructions)

**Materials**  
(Enter categories from instructions)

OTHER

foundation  
walls BRICK  
roof ASPHALT  
other

**Narrative Description**

(Describe the historic and current condition of the property on one or more continuation sheets)

American Ice Company (B-1040)  
Name of Property

Baltimore, MD  
County and State

### 8. Statement of Significance

#### Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing)

- A** Property is associated with events that have made a significant contribution to the broad pattern of our history.
- B** Property associated with the lives of persons significant in our past.
- C** Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D** Property has yielded, or is likely to yield, information important in prehistory or history.

#### Criteria Considerations

(Mark "x" in all the boxes that apply)

Property is:

- A** owned by a religious institution or used for religious purposes.
- B** removed from its original location.
- C** a birthplace or grave.
- D** a cemetery.
- E** a reconstructed building, object, or structure.
- F** a commemorative property.
- G** less than 50 years of age or achieved significance within the past 50 years.

#### Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets)

#### Area of Significance

(Enter categories from instructions)

Industry  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

#### Period of Significance

1911  
\_\_\_\_\_  
\_\_\_\_\_

#### Significant Dates

1911  
\_\_\_\_\_  
\_\_\_\_\_

#### Significant Person

(Complete if Criterion B is marked above)

N/A  
\_\_\_\_\_

#### Cultural Affiliation

N/A  
\_\_\_\_\_  
\_\_\_\_\_

#### Architect/Builder

Mortimer & Co., New York (architect)  
Fidelity Construction Company, Baltimore (builder)

### 9. Major Bibliographical References

#### Bibliography

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets)

#### Previous documentation on files (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey  
# \_\_\_\_\_
- recorded by Historic American Engineering Record  
# \_\_\_\_\_

#### Primary location of additional data:

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other

Name of repository:  
\_\_\_\_\_

American Ice Company (B-1040)  
Name of Property

Baltimore (city), MD  
County and State

### 10. Geographical Data

Acreage of Property Less than one acre

#### UTM References

(Place additional UTM references on a continuation sheet)

|   |      |   |         |   |   |          |   |   |   |   |   |   |   |   |   |
|---|------|---|---------|---|---|----------|---|---|---|---|---|---|---|---|---|
| 1 | 1    | 8 | 3       | 5 | 7 | 5        | 6 | 7 | 4 | 3 | 5 | 0 | 6 | 8 | 7 |
|   | Zone |   | Easting |   |   | Northing |   |   |   |   |   |   |   |   |   |
| 2 |      |   |         |   |   |          |   |   |   |   |   |   |   |   |   |

|   |      |  |         |  |  |          |  |  |  |  |  |  |  |  |  |
|---|------|--|---------|--|--|----------|--|--|--|--|--|--|--|--|--|
| 3 |      |  |         |  |  |          |  |  |  |  |  |  |  |  |  |
|   | Zone |  | Easting |  |  | Northing |  |  |  |  |  |  |  |  |  |
| 4 |      |  |         |  |  |          |  |  |  |  |  |  |  |  |  |

See continuation sheet

#### Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet)

#### Boundary Justification

(Explain why the boundaries were selected on a continuation sheet)

### 11. Form Prepared By

name/title Eli Pousson, Field Officer  
Organization Baltimore Heritage date October 2012  
street & number 11 1/2 West Chase Street telephone 410-332-9992  
city or town Baltimore state MD zip code 21201

### Additional Documentation

Submit the following items with the completed form:

#### Continuation Sheets

#### Maps

- A **USGS map** (7.5 or 15 minute series) indicating the property's location.
- A **Sketch map** for historic districts and properties having large acreage or numerous resources.

#### Photographs

Representative **black and white photographs** of the property.

#### Additional Items

(Check with the SHPO or FPO for any additional items)

### Property Owner

(Complete this item at the request of SHPO or FPO)

name AIC Development c/o Mr. Ilya Alter, Principal  
street & number 400 MASSACHUSETTS AVE, NW #1219 telephone 301-806-0666  
city or town WASHINGTON state DC zip code 20001-6817

**Paperwork Reduction Statement:** This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et. seq.).

**Estimated Burden Statement:** Public reporting burden for this form is estimated to average 18.1 hours per response including the time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Project (1024-0018), Washington, DC 20503.

United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

B-1040  
American Ice Company  
Name of Property

Baltimore (city), MD  
County and State

Section 7 Page 1

### Description Summary:

The American Ice Company is a two-story building, rectangular in plan with a width of 21 bays along its primary facade facing south on West Franklin Street. The building is composed of two elements – a boiler room and engine room on the west side of the building and a long, narrow extension attached to the powerhouse at the east side of the building that served as the tank house where the ice was actually produced. Historically, ice storage warehouses were located at the rear of the building, beginning with a 1911 warehouse that was replaced in the 1950s by a new structure that included a row of garages. This later addition was replaced again during the 1970s with a large complex of storage warehouses that were all destroyed in a 2004 fire.

### General Description:

#### Exterior Description

The façade of the building is 21 bays wide and faces south on W. Franklin Street. The building is two stories in height with an asymmetrical façade and is constructed of red bricks laid in an American bond pattern. Each bay is slightly recessed from the main plane of the façade giving the appearance of the bays being divided by pilasters.

The most prominent portion of the façade is the entrance area -- three bays in width with a parapet that rises above the ridgeline of the rest of the structure. While the façade of the building is not symmetrical, the entrance bays are symmetrical. The entrance contains double, wood doors with glass panes. The doors are in poor condition, with missing wood panels and panes of glass. A transom tops the doors. The doors are reached by a small set of concrete steps.

Two openings flank the doors. One opening has been filled in with a louvered vent and brick. The other opening contains the original windows, which are separated by a wood mullion. The windows are proportionately tall and narrow. Multi-pane windows are topped with a four-pane hopper window. A concrete sill is present.

On the second level, there is a set of double doors that are contained in a segmental-arch opening. Like the doors on the first level, they are in poor condition with missing glass panes and wood panels. The doors are flanked by two sets of multi-pane, wood sash windows contained in segmental-arch openings.

United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

B-1040  
American Ice Company  
Name of Property

Baltimore (city), MD  
County and State

Section 7 Page 2

The central portion of the entrance area features a brick parapet wall that extends from the second story on corbelled brickwork. The parapet, which extends beyond the ridgeline of the building, contains a corbelled cornice. A plaque reading "AMERICAN ICE COMPANY" is located in a recessed area of the parapet. The recessed area is topped with a brick dentil course.

No openings except the door and flanking windows are located on the first level. Recessed areas of brick are evenly spaced along the entire first level. Each area is topped with a brick dentil course.

The second level contains a series of evenly spaced window openings. Each window is enclosed in a segmental-arch opening and has a concrete sill. A band of decorative brickwork surrounds each arch head, and each recessed bay is topped with a brick dentil course. The original windows were four-over-four, double-hung, wood-frame configurations, but most are now missing, or only remnants remain. The arched openings on the easternmost two bays are filled in with bricks.

The façade displays ornate brickwork, including corbelling and dentil courses. A course of recessed, offset brickwork tops the windows, and a brick dentil course is located at the cornice line.

The original smokestack, which is now truncated, is located at the western end of the building. The smokestack is constructed of brick.

The northern elevation of the 1911 building is four bays deep and contains segmental-arched openings that have been partially filled in with concrete blocks. Small, multi-pane windows remain in the heads of the arches.

The entire eastern wall of the 1911 portion of the building has collapsed as a result of the 2004 fire. Portions of the later additions remain on this elevation and are sheathed in sheet metal that was heavily damaged in the fire. Concrete loading docks also remain. A rectangular, four-bay-deep, cinder-block addition projects off of the northern elevation as well. The north (rear) elevation of the 1911 building was connected to later additions which were destroyed in the fire.

The flat roof is covered with built-up asphalt roofing material.

The American Ice Company building is located very close to W. Franklin Street, and is separated from the roadway by only the narrow sidewalk. A parking lot is located to the east of the building. In several areas of the parking lot, Belgian block shows through asphalt. Several mature, deciduous trees are

United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

B-1040  
American Ice Company

---

Name of Property

Baltimore (city), MD

---

County and State

Section 7 Page 3

located on the western and northwestern portions of the property. A woven-wire fence encircles the property.

### Interior Description

The interior of the 1911 building remains largely intact, although some damage from the fire is present. The damage is concentrated primarily on sections of the north and east elevations and associated portions of the ceiling. The flooring of the building is composed of both concrete and wood planks. Interior walls are primarily exposed brick. A large room is located in the front of the building. Ice was produced in this room and much of the original equipment, including wooden block frames (located in the floor) and crane is present.

A two-story office and equipment area is located on the western end of the building. The first floor of this portion of the interior has original equipment and machinery used to cool the building to maintain an appropriate temperature for ice production. The second level, which is reached by a set of metal, spiral stairs, contains former office space that has not been used for a number of years. The fire did not impact this area.

### Integrity

Although the property's integrity of setting has been compromised by the loss of the support structures that completed the complex, the main building retains sufficient integrity to reflect both its architectural character and the property's role in Baltimore's ice industry.

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

B-1040  
American Ice Company

Name of Property

Baltimore (city), MD

County and State

Section 8 Page 1

## Summary Statement of Significance:

Constructed in 1911, the American Ice Company is an enduring reminder of West Baltimore's industrial development with a striking brick facade on W. Franklin Street and a powerhouse that backs up to the Pennsylvania Railroad tracks. At the time of its construction in the early 20th century, West Baltimore was quickly developing beyond the 1816 city line as small developers built rowhouses that soon extended west out to the Gwynns Falls. The previous decade had also witnessed significant changes in the ice industry as the business of importing natural ice from rivers and lakes in the Northeast to Mid-Atlantic and Southern cities dwindled in the face of competition from new factories that enabled businesses to supply a more regular and consistent supply of manufactured ice.

The American Ice Company is eligible for the National Register of Historic Places under Criterion A for its role in the history of the ice industry in Baltimore. As a modern ice manufacturing plant in the 1910s, the building reflects the adaptation of a large industrial enterprise to a changing technological and social landscape. The plant successfully served the growing community of residents and businesses in Baltimore, and used the adjoining railroad line to transport ice to cities that included New York and Washington, DC with greater year-round demand.

The American Ice Company building is also eligible under Criterion C as an intact example of a purpose-built ice-manufacturing plant. The rhythmic façade, arched window openings, and use of decorative brickwork are all characteristic of industrial architecture from the early 20th century. The American Ice Company developed scores of ice manufacturing plants across the east coast, but few have survived to the present.

## Resource History and Historic Context:

The American Ice Company plant on West Franklin Street is a landmark of Baltimore industrial architecture, a rare surviving ice plant that helped to replace the supply of natural ice harvested from the Susquehanna River with a manufactured product in the early 20th century. Built in 1911 as "one of the largest and most modern of its kind in the State" by the local Fidelity Construction Company with plans



United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

B-1040  
American Ice Company

---

Name of Property

Baltimore (city), MD

---

County and State

Section 8 Page 2

from New York architects Mortimer & Co., the American Ice Company building marked a major transition in the history of ice in Baltimore that began in the early 19<sup>th</sup> century.<sup>1</sup>

### Growth of the ice industry in Baltimore

One of the earliest reports of ice being sold commercially in Baltimore is in 1825 when Francis Ravigneaux, a French-born confectioner, sold ice to local hotels and restaurants along with his confections.<sup>2</sup> In the same year, the developing industry of exporting natural ice from far northeast lakes and rivers to sweltering southern cities made a major advance with the invention of the horse-drawn ice plow by Nathaniel Wyeth. The ice plow made it possible to score the surface of a frozen lake or river on an even checkerboard pattern, enabling the harvesting of ice on a larger commercial scale.

Ice production came to Baltimore in 1837, when Thomas J. Cochran built three large stone icehouses supplied in the winter by large artificial ponds excavated along Falls Road. In 1855, Cochran entered into a partnership with Woodward Abraham and the pair built three more icehouses at Stemmer's Run near Essex, Maryland. Baltimore's demand for ice grew from a modest start of 1,000 tons per year in 1835 to nearly 80,000 tons per year by 1870. The supply was delivered to Baltimore households and businesses by 500 workers and 250 teams of horses. In the 1870s, Thomas Cochran's enterprise, then known as Cochran & Co., provided approximately half of this local supply, supplementing local production with imported ice cut from the Penobscot and Kennebec rivers in Maine as early as the 1850s. In 1860, the business expanded further with large storage houses built along the Susquehanna River in Maryland.<sup>3</sup>

Initially ice was used primarily to preserve meats, fruits and vegetables during transport over long distances, but it soon took on a much wider range of uses, reflected in the vivid language of Baltimore historian George Washington Howard remarking on the essential role of ice for refreshment:

To conceive of the absence of the ice pitcher from our tables and buffets, the cooling virtue of the refrigerator departed, the water ices from our desserts, and the sparking crystals from our drink, is to imagine a calamity hardly less than insufferable.<sup>4</sup>

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<sup>1</sup> "BIG ICE PLANT STARTED."

<sup>2</sup> Howard, *The Monumental City*, 496.

<sup>3</sup> *Ibid.*, 496-497.

<sup>4</sup> *Ibid.*, 496.

United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

B-1040  
American Ice Company

Name of Property

Baltimore (city), MD

County and State

Section 8 Page 3

The brewing industry, a prominent contributor to Baltimore's economy in the 19<sup>th</sup> century, consumed large quantities of natural ice, and played an important role in the development of a manufactured alternative. Weissner's Brewery on Gay Street had adopted ice-making equipment as early as 1883. Demand from breweries was an important stimulus to the manufactured ice industry.

The ice industry began to change in the late 19<sup>th</sup> century and early 20<sup>th</sup> century with increasing consolidation in the industry, culminating in the Mid-Atlantic with the establishment of the American Ice Company, also known as the "Ice Trust," and the growth of manufactured ice as an increasingly popular and reliable alternative to natural ice. These changes are exemplified by the American Ice Company factory on West Franklin Street that reflects the history of this transitional moment in an important American industry.

### Growth of the American Ice Company

With a quickly growing population and rising demand for ice in Baltimore following the Civil War, Cochran & Co. grew as well, consolidating with Oler & Co. (a successful retail and wholesale operation established by William H. Oler in the late 1850s) as the Cochran-Oler Ice Company in 1883.<sup>5</sup> The combined enterprise dominated the local market and, in June 1898, the company was sold to the Kickerbocker Ice Company based in Maine.<sup>6</sup>

Similar mergers took place throughout the industry and on March 11, 1899 the American Ice Company was established as a merger of the Consolidated Ice Company (established in 1897 and supplied a majority of the ice in New York City) and the Knickerbocker Ice Company operating in Philadelphia, Baltimore and Washington, DC. Under the leadership of Charles W. Morse, the new enterprise took advantage of its monopoly and raised prices in the summer of 1900, prompting New York newspapers to undertake a crusade against the "Ice Trust," leading to civil and criminal cases against the firm.<sup>7</sup> This public relations disaster combined with quickly growing competition from manufactured-ice plants led the firm to take a loss in 1903 of over \$8,000.<sup>8</sup>

Technological advances in the ice industry saw the development of artificial ice, which proved to be a more economical and effective means to preserve perishable goods that were being transported via railroad over long distances. The demand for the manufacture of large quantities of artificial ice rapidly

<sup>5</sup> "Mr. James E. Cochran Dead"; "DEATH OF WM. H. OLER."

<sup>6</sup> "ICE COMPANY SELLS OUT."

<sup>7</sup> Hemenway, *Prices and Choices*, pp.189-203.

United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

B-1040  
American Ice Company  
Name of Property

Baltimore (city), MD  
County and State

Section 8 Page 4

developed in commercial centers nationwide. Initially, artificial ice manufacturing plants were established in the southern states, beginning in New Orleans in 1866, because of the inability for these warmer, southern states to harvest natural ice during the winter or store large quantities during the summer. The *New York Times* reported that by 1900 over 787 ice plants had been established around the United States producing over 4 million tons of ice annually. The account continued:

To such a degree of perfection has the machinery of ice manufacture been brought that manufactured ice is produced now almost as cheaply as the natural ice can be cut and housed under the most favorable conditions. Ice is available in any of the Southern States at about the same cost as that at which the resident of Maine or Vermont obtains his supply.<sup>9</sup>

In 1906, the American Ice Company owned four major ice plants in Baltimore, described by then President Wesley M. Oler as representing the "finest ice-making equipment in the world."<sup>10</sup> These four industrial ice plants, producing a total of 103,000 tons per year, included

- West Baltimore Street Plant - 1030 West Baltimore Street
- Fell Street Plant - 927 South Wolfe Street (later occupied by the Arundel Corporation)
- Hughes Street Plant - Hughes Street wharf on the Inner Harbor
- American Ice Company Plant # 2 - 330 West 23rd Street (built 1905; updated 1919)

These plants, in addition to ice manufactured by other independent firms, provided 70% of the ice consumed in Baltimore; less than a third of ice consumed was harvested from natural sources such as the Susquehanna River. In 1909, the Mid-Atlantic region more broadly boasted a total of 375 ice plants.<sup>11</sup> The industry continued to boom over subsequent decades to 1920 when 4,800 commercial ice plants were operating in the United States with a total production amount of forty million tons per year.<sup>12</sup> In response to the heightened demand, ice plants such as those in Baltimore were structurally modified to accommodate greater ice storage and new technology. Ice storage facilities were constructed of massive, windowless walls supported by buttresses. The massive walls were necessary in order to insulate the ice blocks and prevent them from melting. During the 1920s, ice plants converted from steam energy to electrical power.

<sup>8</sup> Sun, "FINANCING AMERICAN ICE."

<sup>9</sup> "MAKING ICE BY MACHINERY. - View Article - NYTimes.com."

<sup>10</sup> Correspondent, "MORE ICE COMING HERE."

<sup>11</sup> Cummings, *The American Ice Harvests*, 171.

United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

B-1040  
American Ice Company  
Name of Property

Baltimore (city), MD  
County and State

Section 8 Page 5

### American Ice Company plant on Franklin Street

The American Ice Company first purchased property on West Franklin Street in July 1910, including three large parcels on the north and south sides of the street near its intersection with Pulaski.<sup>13</sup> By September 1911, the company secured a building permit and started construction on a “large plant on Franklin street, near Pulaski street, to cost about \$70,000.” The plant included two brick and stone structures, the [surviving] two-story ice manufacturing plant and a 1-story storage warehouse.<sup>14</sup> Stables constructed on the south side of Franklin Street housed the horses that pulled the company's fleet of delivery wagons.

The architect for the plant is identified as Mortimer & Co., and the builder as the Fidelity Construction Company of Baltimore. The reference is limited in detail but Mortimer & Co. is later documented as a firm led by civil and electrical engineer James Daniel Mortimer with offices at 149 Broadway, New York, NY.<sup>15</sup> However, no other references have been located to work conducted by Mortimer & Co. in Baltimore or New York, so additional details on the firm are not available. Given the scale of the ice industry during the late 19<sup>th</sup> and early 20<sup>th</sup> century, many architects and engineers specialized in this building type – their work often was documented in trade publications such as *Cold Storage and Ice Trade Journal Company* published by the Ice Trade Journal Co., and *Industrial Refrigeration* published by the National Association of Practical Refrigerating Engineers. Ballinger & Perrot, established in 1901 by Walter F. Ballinger and Emile G. Perrot, is an example of a firm that specialized in industrial architecture with works including the 1910 American Ice Company factory at 30th Street and Glenwood Avenue in Philadelphia, PA.

Details on the Fidelity Construction Company are similarly limited. Projects attributed to the firm include the 1910 construction of the Starr Methodist Protestant Church at the southwest corner of Garrison Boulevard and Alto Road, the 1910 construction of a school building at the southeast corner of Francis Street and Clifton Avenue (designed by Architects Archer & Allen), an addition to the gas plant for the Consolidated Gas and Electric Light and Power Company on Leadenhall Street in 1911, and a

<sup>12</sup> Historic American Engineering Record, *Champion Ice Manufacturing & Cold Storage Company, 40 East Second Street, Covington, Kenton County, KY.*

<sup>13</sup> “BIG GROUND RENT DEAL.”

<sup>14</sup> “BIG ICE PLANT STARTED.”

<sup>15</sup> References to this firm include directories published by the American Society of Mechanical Engineers and American Institute of Electrical Engineers from the late 1920s and early 1930s. The firm is also listed in a 1929 directory “Security Dealers of North America” where the firm is described as “Underwriters. Participating

United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

B-1040  
American Ice Company  
Name of Property

Baltimore (city), MD  
County and State

Section 8 Page 6

theatre on West Baltimore Street near Carrollton (designed by J.C. Spedden for Pearce & Scheck) in 1912.

The trade publication *Ice and Refrigeration* provided further details on the production capacity of the plant, noting "The ice factory is to be 125 tons daily capacity, 'Frick' machines, and the ice storage house in connection is to be of 14,000 tons capacity."<sup>16</sup> Two wells at the site, drilled down to 200 and 242 feet, provided as much as 60 gallons of water per minute for the facility.<sup>17</sup>

The Frick ammonia compressors and other equipment selected for the plant had been in widespread use at ice plants, breweries, packing houses and other industrial enterprises for nearly 20 years. The Frick Company of Waynesboro PA began manufacturing refrigeration equipment in 1883 that operated on the ammonia-compression cycle -- the most efficient and broadly used process in the industry. The process began when the ammonia gas was compressed and forced into condensers where circulating water was used to cool the gas to a liquid. This would run through pipes and expand, cooling large tanks of brine below freezing. Rows of sheet-metal cans filled with water were lowered into the brine tank until the water froze. The cans then were hoisted from the brine tank, and the ice blocks removed and transferred to the warehouse, which typically was insulated by blankets of straw or sawdust.<sup>18</sup>

The design of the building was characteristic of a manufactured ice plant with the row of brick buttresses along the south façade to support the heavy insulation around the tankhouse. In addition, the absence of windows along the ground level and the louvered ventilation openings near the top of the tankhouse match the design of the American Ice Company Baltimore Plant No. 2 (1905, 1919) located on W. 23<sup>rd</sup> Street. The building likely began with a coal-fired boiler but modernized with electric motors likely in the 1920s when many industrial operations electrified.

In 1941, the American Ice Company was the second largest distributor of manufactured ice in the United States with around \$6 million in ice sales annually.<sup>19</sup> The American Ice Company also provided coal delivery to homes and businesses providing a substantial portion of the firm's business. However, the competing home electric refrigerator grew in popularity through the 1920s and 1930s. Between 1945

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Distributors & Dealers in Municipal, Government & Public Utility Bonds," led by partners James D. Mortimer & William Baum.

<sup>16</sup> Southern Ice Exchange, *Ice and Refrigeration*, 139.

<sup>17</sup> Maryland Geological Survey, *Maryland Geological Survey*, 352–353.

<sup>18</sup> Historic American Engineering Record, *Champion Ice Manufacturing & Cold Storage Company, 40 East Second Street, Covington, Kenton County, KY.*

<sup>19</sup> Hemenway, *Prices and Choices*, 199.

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

B-1040  
American Ice Company

---

Name of Property

---

Baltimore (city), MD

---

County and State

Section 8 Page 7

and 1949, Americans purchased 20 million refrigerators and between 1940 and 1950 adoption of electric refrigerators in homes grew from 44% to 80%. While ice produced at home soon replaced manufactured ice for most American consumers, the American Ice Company remained in operation at the Franklin Street plant through the 1980s.

Prior to 1951, the American Ice Company had demolished and replaced the original ice warehouse at the north end of the site with a smaller structure attached to the plant at the northeast corner along with a long garage for the delivery trucks that had replaced the previous generation of horse-drawn wagons. In the 1960s, the American Ice Company sold the property to the local Baltimore American Ice Company.

By 1971, the garages had been demolished and replaced with a larger warehouse and truck-loading dock that expanded further in subsequent years as ice manufacturing at the site continued up through 2004. An extensive fire in that year destroyed all of these more recent additions and caused severe damage to the northeast corner of the original 1911 factory.

United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

B-1040  
American Ice Company

Name of Property

Baltimore (city), MD

County and State

Section 9 Page 1

### Major Bibliographical References:

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“DEATH OF WM. H. OLER.” *The Sun (1837-1986)*. Baltimore, Md., United States, Baltimore, Md., July 20, 1889.

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United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

B-1040  
American Ice Company

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Name of Property

Baltimore (city), MD

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County and State

Section 9 Page 2

1905.

[http://search.proquest.com/hnpbaltimoresun/docview/536937646/abstract/138672FBBBD2D6750A7/1?  
accountid=10750.](http://search.proquest.com/hnpbaltimoresun/docview/536937646/abstract/138672FBBBD2D6750A7/1?accountid=10750)



United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

B-1040  
American Ice Company  
Name of Property

Baltimore (city), MD  
County and State

Section 10 Page 1

## Geographical Data

### Verbal Boundary Description:

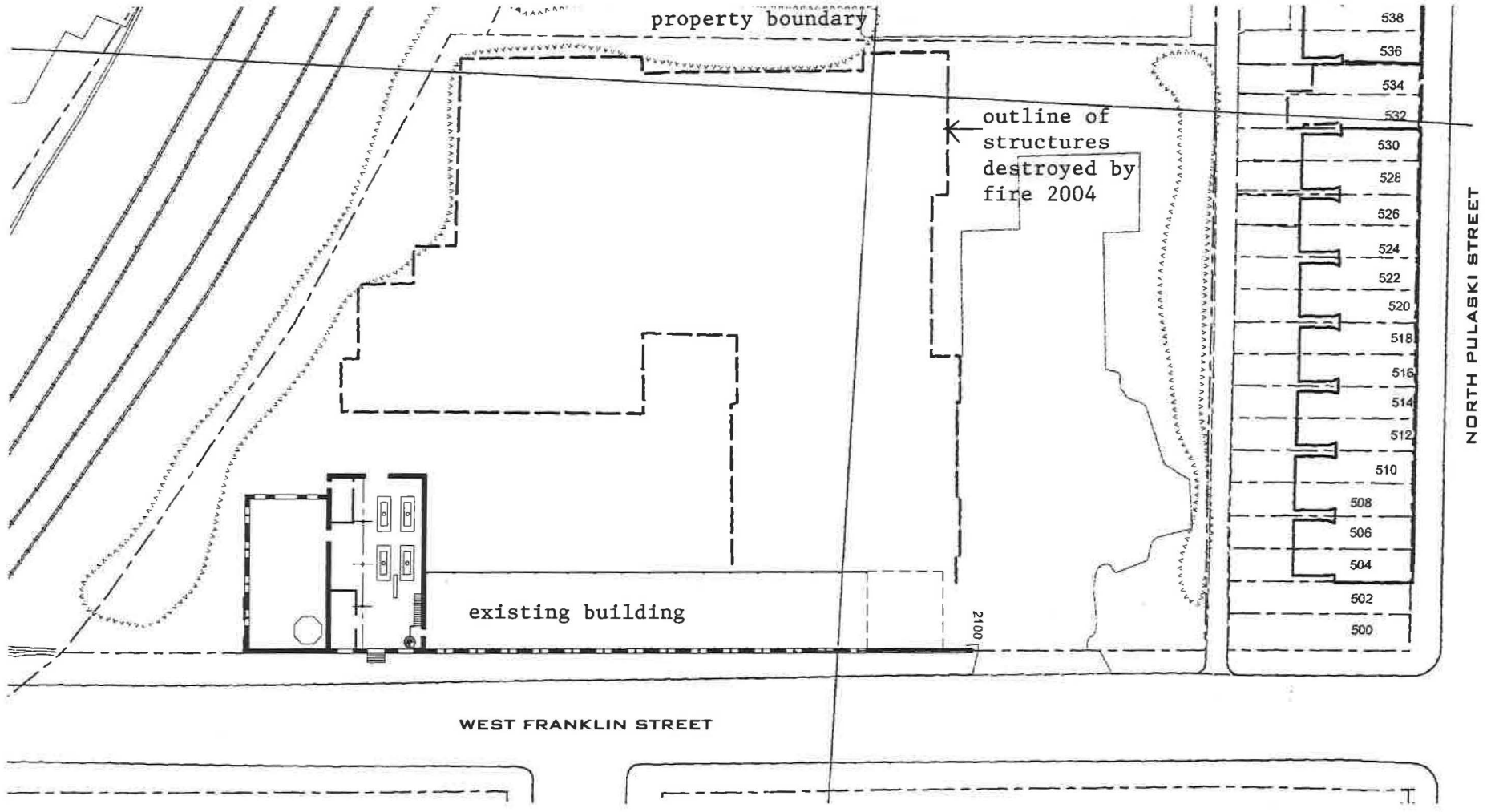
The nominated property is limited to the footprint of the surviving building, approximately 15,000 square feet, fronting on West Franklin Street in the southern portion of the parcel identified in Baltimore City Land Records as Block 0117, Lot 039.

### Boundary Justification:

These boundaries encompass the remnant of the American Ice Company plant which retains integrity. The lot formerly included secondary structures, primarily dating to the latter half of the 20<sup>th</sup> century, which were destroyed by fire in 2004 and removed in 2008. The remaining vacant lot provides no historic context for the 1911 ice company building.

B-1040  
AMERICAN ICE COMPANY  
Baltimore (City), Maryland  
Site Plan

Scale: 1"=75' (approx.)

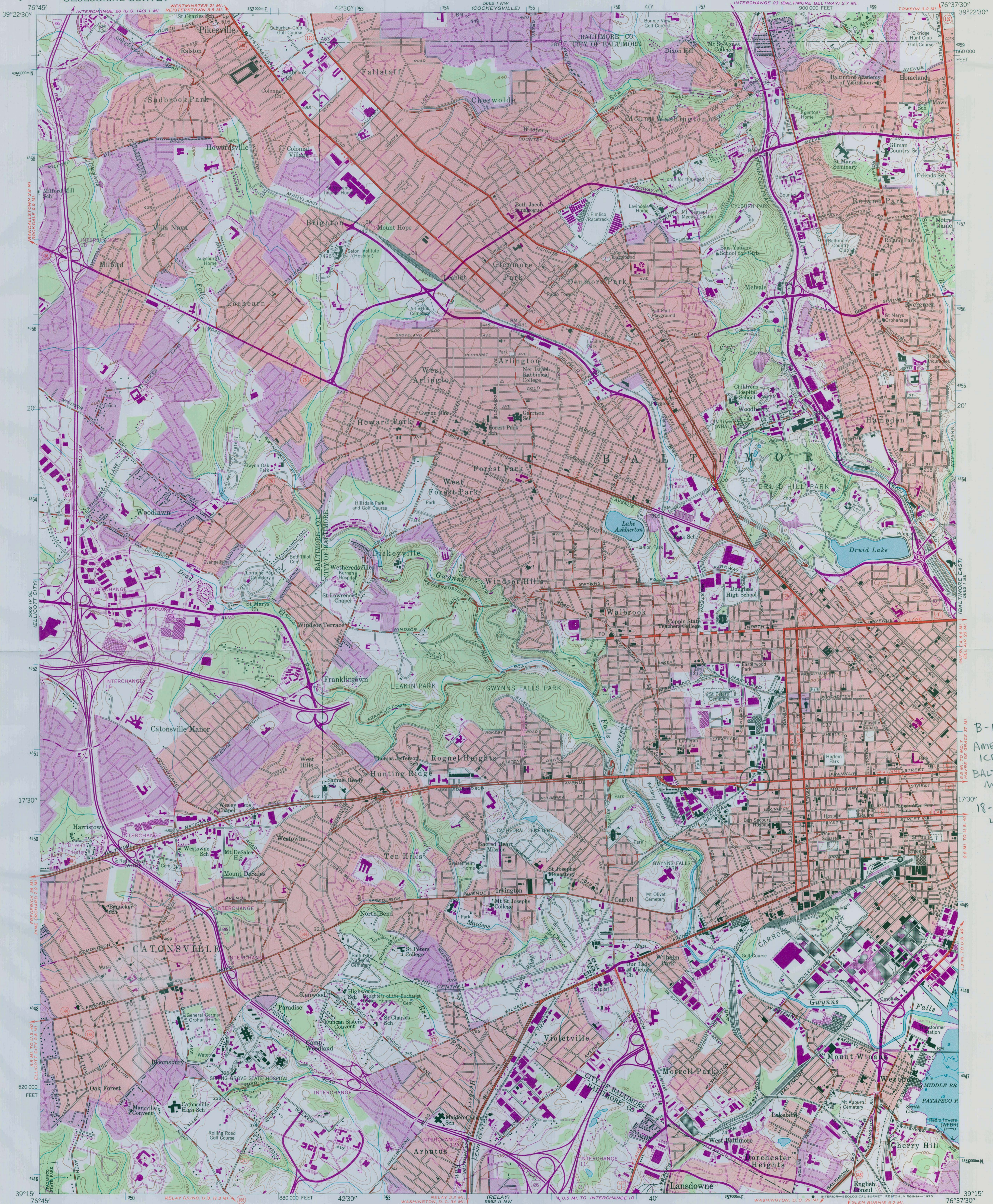


SITE PLAN -- 2100 W. FRANKLIN ST.



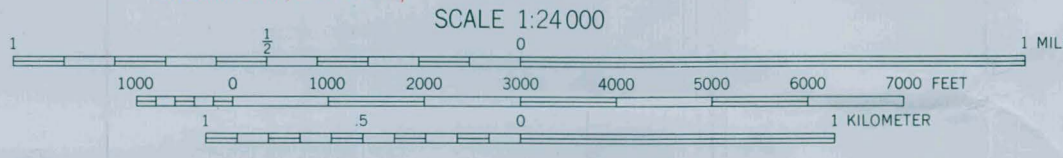
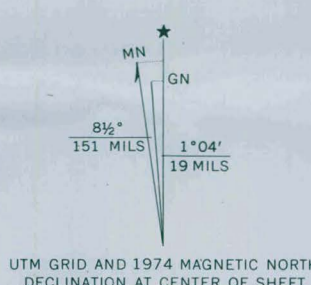
UNITED STATES  
DEPARTMENT OF THE INTERIOR  
GEOLOGICAL SURVEY

BALTIMORE WEST QUADRANGLE  
MARYLAND  
7.5 MINUTE SERIES (TOPOGRAPHIC)  
SW/4 BALTIMORE 15' QUADRANGLE

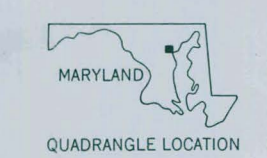


B-1040  
AMERICAN  
ICE COMPANY  
BALTIMORE CITY  
MARYLAND  
18-357567-  
4350687

Mapped by the Army Map Service  
Edited and published by the Geological Survey  
Control by USGS, USC&GS, USCE, and City of Baltimore  
Topography from aerial photographs by photogrammetric methods  
Aerial photographs taken 1943. Field checked 1944  
Culture revised by the Geological Survey 1953  
Hydrography from USC&GS Chart 545 (1942)  
Polyconic projection, 1927 North American datum  
10,000-foot grid based on Maryland coordinate system,  
1000-meter Universal Transverse Mercator grid ticks,  
zone 18, shown in blue  
Red tint indicates areas in which only landmark buildings are shown  
Unchecked elevations are shown in brown  
Revisions shown in purple compiled by the Geological Survey from  
aerial photographs taken 1966 and 1974. This information not field checked  
Purple tint indicates extension of urban areas



CONTOUR INTERVAL 20 FEET  
NATIONAL GEODETIC VERTICAL DATUM OF 1929  
DEPTH CURVES AND SOUNDINGS IN FEET—DATUM IS MEAN LOW WATER  
SHORELINE SHOWN REPRESENTS THE APPROXIMATE LINE OF MEAN HIGH WATER  
THE MEAN RANGE OF TIDE IS APPROXIMATELY 1.1 FEET



ROAD CLASSIFICATION

|                  |                 |
|------------------|-----------------|
| Heavy-duty       | Light-duty      |
| Medium-duty      | Unimproved dirt |
| Interstate Route | U.S. Route      |
|                  | State Route     |

BALTIMORE WEST, MD.  
SW/4 BALTIMORE 15' QUADRANGLE  
N3915-W7637.5/7.5  
1953  
PHOTOREVISED 1966 AND 1974  
AMS 5662 1 SW—SERIES V833

THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS  
FOR SALE BY U.S. GEOLOGICAL SURVEY, RESTON, VIRGINIA 22092  
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST



LEWIS & CLARK  
COMPANY



AMERICAN ICE  
COMPANY



AMERICAN CENTRAL

SPEED  
LIMIT  
30





AMERICAN ICE  
COMPANY

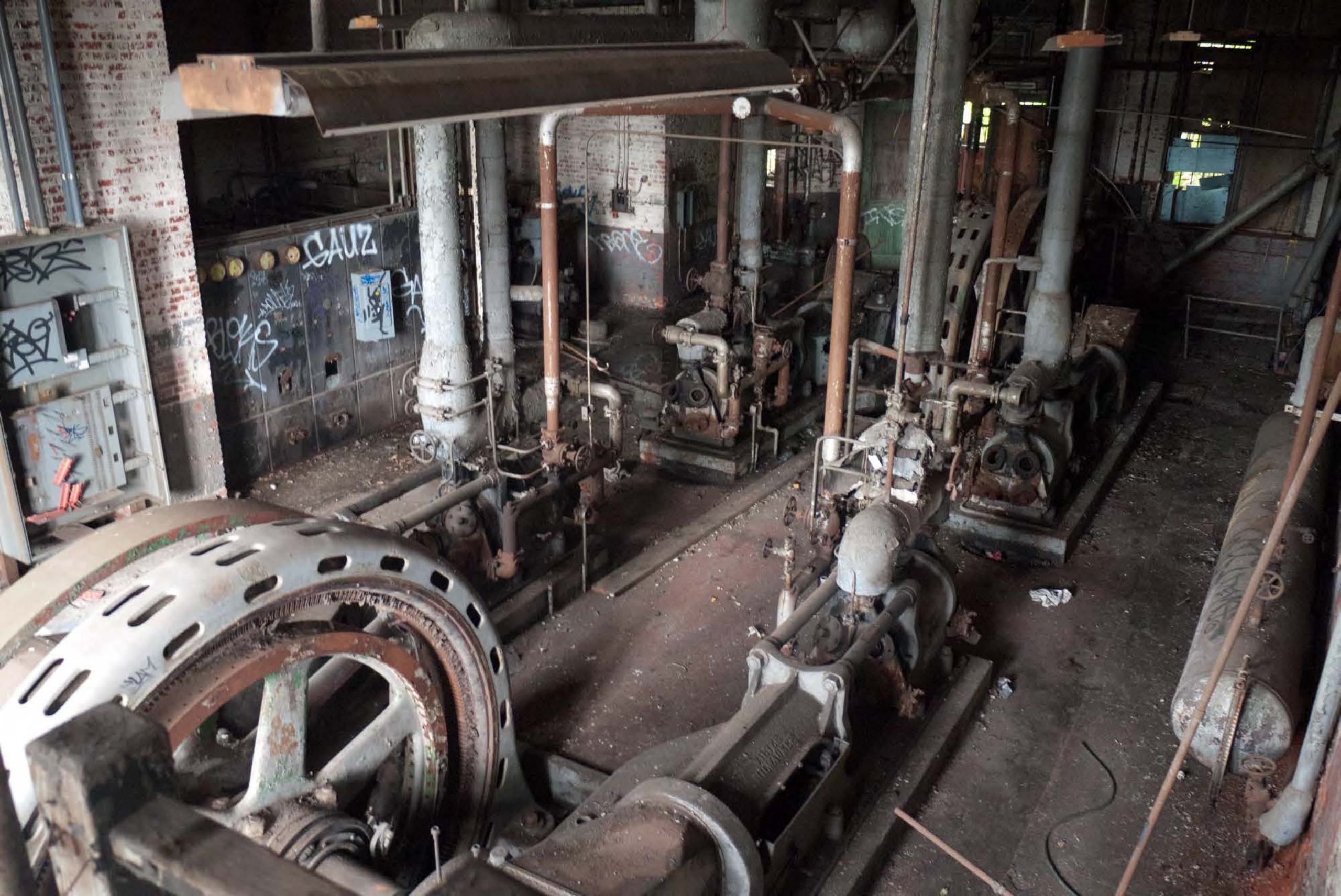
















BALTIMORE

BALTIMORE

ROCK

GRAFFITI ON CYLINDER

Large graffiti piece on a concrete pillar, featuring stylized letters in red, maroon, and light green.



Small white graffiti tag consisting of three horizontal bars.

Large, stylized graffiti tag in yellow and black, possibly reading 'DINK'.





National Register of Historic Places

Archivist note to the record

# Correspondence

The Correspondence consists of communications from (and possibly to) the nominating authority, notes from the staff of the National Register of Historic Places, and/or other material the National Register of Historic Places received associated with the property.

Correspondence may also include information from other sources, drafts of the nomination, letters of support or objection, memorandums, and ephemera which document the efforts to recognize the property.

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES  
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY American Ice Company  
NAME:

MULTIPLE  
NAME:

STATE & COUNTY: MARYLAND, Baltimore

DATE RECEIVED: 5/17/13 DATE OF PENDING LIST:  
DATE OF 16TH DAY: DATE OF 45TH DAY: 7/03/13  
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 13000459

REASONS FOR REVIEW:

APPEAL: N DATA PROBLEM: N LANDSCAPE: N LESS THAN 50 YEARS: N  
OTHER: N PDIL: N PERIOD: N PROGRAM UNAPPROVED: N  
REQUEST: N SAMPLE: N SLR DRAFT: N NATIONAL: N

COMMENT WAIVER: N

ACCEPT  RETURN  REJECT 7-3-13 DATE

ABSTRACT/SUMMARY COMMENTS:

**Entered in  
The National Register  
of  
Historic Places**

RECOM./CRITERIA \_\_\_\_\_

REVIEWER \_\_\_\_\_ DISCIPLINE \_\_\_\_\_

TELEPHONE \_\_\_\_\_ DATE \_\_\_\_\_

DOCUMENTATION see attached comments Y/N see attached SLR Y/N

If a nomination is returned to the nominating authority, the nomination is no longer under consideration by the NPS.



Maryland Department of Planning  
Maryland Historical Trust

Martin O'Malley  
Governor

Anthony G. Brown  
Lt. Governor

Richard Eberhart Hall  
Secretary

Matthew J. Power  
Deputy Secretary

May 10, 2013



Mr. J. Paul Loether, Chief  
National Register of Historic Places  
National Park Service  
1201 I (eye) St., NW  
Mail Stop 2280  
Washington, DC 20005

RE: AMERICAN ICE COMPANY  
Baltimore City, Maryland

Dear Mr. Loether:

Enclosed is documentation for nominating the American Ice Company, Baltimore City, Maryland to the National Register of Historic Places. The state review board and the owners concur in my recommendation for listing. Should you have questions in this matter, please contact Peter Kurtze at (410) 514-7649.

Sincerely,

J. Rodney Little  
Director-State Historic  
Preservation Officer

JRL/jmg

cc: State Clearinghouse #20120917-0665

Enclosures: NR form and 14 continuation sheets  
1 USGS map  
15 - 5x7 b/w prints

Correspondence: letter, Little to Alter, 13 September 2012  
Letter, Janey to Little, 17 September 2012  
CLG recommendation form, 9 October 2012  
Letter, Kurtze to Alter, 19 October 2012



4

Maryland Department of Planning  
Maryland Historical Trust

Martin O'Malley  
Governor

Anthony G. Brown  
Lt. Governor

Richard Eberhart Hall  
Secretary

Matthew J. Power  
Deputy Secretary

September 13, 2012

Mr. Ilya Alter, Principal  
AIC Development  
400 Massachusetts Avenue, NW  
#1219  
Washington, DC 20001-6817

RE: AMERICAN ICE COMPANY  
Baltimore City, Maryland

Dear Mr. Alter:

The American Ice Company will be considered by the Governor's Consulting Committee for nomination to the National Register of Historic Places on Tuesday, October 16, 2012. The National Register is the official list of historic properties recognized by the Federal Government as worthy of preservation for their significance in American history, architecture, archaeology, engineering, and culture. In Maryland, the nomination process is administered by the Maryland Historical Trust. Enclosed you will find a copy of the criteria under which properties are evaluated for listing. The meeting will be held at the Maryland State Archives, 350 Rowe Blvd., Annapolis, Maryland, beginning at 10:00 a.m. You are welcome to attend this meeting.

Listing in the National Register results in the following for historic properties.

1. Consideration in planning for Federal, federally or state funded, licensed and assisted projects. Federal and state legislation requires that Federal agencies allow the Advisory Council on Historic Preservation and state agencies, including the Maryland Historical Trust, opportunity to comment on all projects affecting historic properties listed in the National Register. For further information please refer to Section 36, Code of Federal Regulations, Part 800 and Annotated Code of Maryland, State Finance and Procurement Article, Section 5A-323 et seq. or call the Office of Preservation Services of the Maryland Historical Trust at (410) 514-7630.
2. Eligibility for Federal tax provisions. If a property is listed in the National Register, certain Federal tax provisions may apply. The Tax Reform Act of 1986 revises the historic preservation tax incentives authorized by Congress in the Tax Reform Act of 1976, the Revenue Act of 1978, the Tax Treatment Extension Act of 1980, the Economic Recovery Tax Act of 1981, and the Tax Reform Act of 1984, and as of January 1, 1987, provides for a 20 percent investment tax credit with a full adjustment to basis for rehabilitating historic commercial, industrial, and rental residential buildings. The former 15 percent and 20 percent Investment Tax Credits (ITCs) for rehabilitation of older commercial buildings are combined into a single 10 percent ITC for commercial or industrial buildings built before 1936.

The Tax Treatment Extension Act of 1980 provides Federal tax deductions for charitable contributions for conservation purposes of partial interests in historically important land areas or structures. Whether these provisions are advantageous to a property owner is dependent upon the particular circumstances of the property and the owner. Because tax aspects outlined above are complex, individuals should consult legal counsel or the appropriate local Internal Revenue Service office for assistance in determining the tax consequences of the above provisions. For further information on certification requirements, please refer to 36 CFR 67 or the Office of Preservation Services of the Maryland Historical Trust at (410) 514-7630.

3. Eligibility for a Maryland income tax benefit for the rehabilitation of historic property. For further information on the Heritage Preservation Tax Credit, contact the Office of Preservation Services of the Maryland Historical Trust at (410) 514-7628.

4. Consideration of historic values in the decision to issue a surface coal mining permit where coal is located. In accord with the Surface Mining Control and Reclamation Act of 1977, there must be consideration of historic values in the decision to issue a surface coal mining permit where coal is located. For further information, please refer to 30 CFR 700 et seq.

5. Eligibility to apply for federal and state grants and state low interest loans for historic preservation projects. To determine the present status of such grants and loans, contact the Office of Preservation Services of the Maryland Historical Trust at (410) 514-7632.

Owners of private properties nominated to the National Register have an opportunity to concur in or object to listing in accord with the National Historic Preservation Act and 36 CFR 60. Any owner or partial owner of private property who chooses to object to listing may submit to the State Historic Preservation Officer a notarized statement certifying that the party is the sole or partial owner of the private property and objects to the listing. Each owner or partial owner of private property has one vote regardless of what portion of the property that party owns. If a majority of private property owners object, a property will not be listed; however, the State Historic Preservation Officer shall submit the nomination to the Keeper of the National Register of Historic Places for a determination of eligibility of the property for listing in the National Register. If the property is determined to be eligible for listing, although not formally listed, Federal agencies will be required to allow the Advisory Council on Historic Preservation and state agencies, including the Maryland Historical Trust, an opportunity to comment before the agency may fund, license, or assist a project which will affect the property. If you choose to object to the listing of your property, the notarized objection must be submitted to J. Rodney Little, State Historic Preservation Officer, ATTN: Peter Kurtze, Maryland Historical Trust, 100 Community Place, Crownsville, Maryland 21032-2023 by the date of the meeting given above.

Listing in the National Register does NOT mean that the Federal Government or the State of Maryland wants to acquire the property, place restrictions on the property, or dictate the color or materials used on individual buildings. Local ordinances or laws establishing restrictive zoning, special design review committees, or review of exterior alterations are not a part of the National Register program. Listing also does NOT require the owner to preserve or maintain the property or seek approval of the Federal Government or the State of Maryland to alter the property. Unless the owner applies for and accepts special Federal or state tax, licensing, or funding benefits, the owner can do anything with his property he wishes so long as it is permitted by state or local law.

Page 3

If you wish to comment on whether the property should be nominated to the National Register, please send your comments to J. Rodney Little, State Historic Preservation Officer, ATTN: Peter E. Kurtze, before the Governor's Consulting Committee considers the nomination. Copies of the nomination, regulations and information on the National Register and Federal and State tax provisions are available from the Trust. If you have questions about this nomination, please contact Peter E. Kurtze, Administrator of Evaluation and Registration, Maryland Historical Trust at (410) 514-7649.

Sincerely,



J. Rodney Little  
Director-State Historic  
Preservation Officer

JRL/jmg

cc: Hon. Stephanie Rawlings Blake  
Hon. Bernard C. Young  
Mr. Larry S. Gibson  
Mr. Harry T. Spikes, II  
Ms. Kathleen Kotarba

8

**MARYLAND HISTORICAL TRUST  
CERTIFIED LOCAL GOVERNMENT/NATIONAL REGISTER  
RECOMMENDATION FORM**

Property Name AMERICAN ICE COMPANY  
Location 2100 WEST FRANKLIN ST.  
County Baltimore City  
CLG Name Commission for Historical and Architectural Preservation

**HISTORIC PRESERVATION COMMISSION RECOMMENDATION**

Nomination recommended       Nomination not recommended

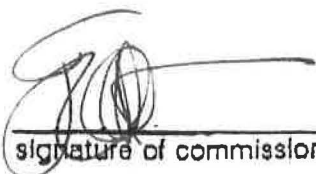
Please check the applicable National Register criteria and/or considerations (exceptions) used in decision:

criteria:  A     B     C     D

considerations:  A     B     C     D     E     F     G

Justification of decision: (use continuation sheet if necessary)

The American Ice Company is eligible under Criterion A for its role in the history of the ice industry in Baltimore. As a modern ice manufacturing plant in the 1910s, the building reflects the adaption of a large industrial enterprise to a changing technological and social landscape. The plant successfully served both the growing community of residents and businesses in Baltimore and from Washington D.C. to New York. The building is also eligible under Criterion C as intact example of a purpose built ice-manufacturing plant. The rhythmic façade, arched window openings, and use of decorative brickwork are all characteristic of industrial architecture from the early 20<sup>th</sup> century. It helped develop scores of similar plants across the northeast but few have survived through the present.



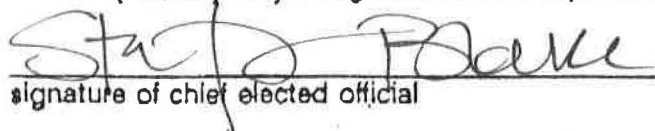
signature of commission chairman

10.9.2012  
date

Commission for Historical and Architectural Preservation  
name of commission

**CHIEF ELECTED OFFICIAL RECOMMENDATION**

I concur with the opinion of the historic preservation review commission.  
 I do not concur with the opinion of the historic preservation review commission.  
(Please justify disagreement on a separate sheet.)



signature of chief elected official

11.2.12  
date



Maryland Department of Planning

Martin O'Malley  
Governor  
Anthony G. Brown  
I.A. Governor

Richard Eberhart Hall  
Secretary  
Matthew J. Power  
Deputy Secretary

September 17, 2012

Mr. J. Rodney Little  
Director, State Historic Preservation Officer  
Maryland Historical Trust  
100 Community Place  
Crownsville, MD 21032-2023

**STATE CLEARINGHOUSE REVIEW PROCESS**

State Application Identifier: MD20120917-0665  
Reply Due Date: 10/27/2012  
Project Description: HISTORIC NOMINATION: American Ice Company  
  
Project Location: Baltimore City  
Clearinghouse Contact: Myra Barnes

Dear Mr. Little:

Thank you for submitting your project for intergovernmental review. Your participation in the Maryland Intergovernmental Review and Coordination (MIRC) process helps to ensure that your project will be consistent with the plans, programs, and objectives of State agencies and local governments.

We have forwarded your project to the following agencies and/or jurisdictions for their review and comments: the Maryland Department(s) of Transportation, Natural Resources; the County(ies) of Baltimore City; and the Maryland Department of Planning. A composite review and recommendation letter will be sent to you by the reply due date. Your project has been assigned a unique State Application Identifier that you should use on all documents and correspondence.

Please be assured that we will expeditiously process your project. The issues resolved through the MIRC process enhance the opportunities for project funding and minimize delays during project implementation.

If you need assistance or have questions, contact the State Clearinghouse staff noted above at 410-767-4490 or through e-mail at mbarnes@mdp.state.md.us. Thank you for your cooperation with the MIRC process.

Sincerely,  
  
Linda C. Janey, J.D., Assistant Secretary

*P.S. Great News!! Your project may be eligible to be "FastTracked" through the State permitting processes. For more information, go to: <http://easy.maryland.gov/wordpress/fasttrack/>.*

LCJ:MB  
12-0665\_NRR.NEW.doc





Maryland Department of Planning  
Maryland Historical Trust

Martin O'Malley  
Governor

Richard Eberhart Hall  
Secretary

Anthony G. Brown  
Lt. Governor

October 19, 2012

Matthew J. Power  
Deputy Secretary

Mr. Ilya Alter, Principal  
AIC Development  
400 Massachusetts Ave., NW  
#1219  
Washington, DC 20001-6817

RE: AMERICAN ICE COMPANY  
Baltimore City, Maryland

Dear Mr. Alter:

The above referenced property was considered by the Governor's Consulting Committee for nomination to the National Register of Historic Places on October 16, 2012. The Committee recommends nomination of the property. The next step in the process involves final preparation of the application materials by the Trust for submission to the National Register office in Washington. You will be advised in writing of the decision of the National Register on the nomination.

Sincerely,

A handwritten signature in black ink, appearing to read 'Peter E. Kurtze', is written over the typed name.

Peter E. Kurtze  
Administrator,  
Evaluation and Registration

PEK/jmg

cc: Hon. Stephanie Rawlings Blake  
Hon. Bernard C. Young  
Mr. Larry S. Gibson  
Mr. Harry T. Spikes II  
Ms. Kathleen Kotarba  
Mr. Eli Pousson

